

Section K
Fiscal Analysis

FISCAL ANALYSIS

Setting

This section of the EIR describes the proposed public sector fiscal and public facility impacts of the Brookside project and of cumulative development projected by the City for north Stockton. The information in this section is based on findings and conclusions of the Fiscal and Public Facilities Study (RHA report) (1987) and a summary analysis of the Brookside project (Brookside summary) (1987) prepared for the City by Recht Hausrath & Associates (RHA). The RHA report, which describes in greater detail the fiscal and public facility impacts resulting from potential north Stockton development, should be referred to if further information is needed.

The Brookside summary prepared by RHA concluded that the fiscal impacts of more intensive development "would generally be more favorable than for the projects as proposed," and that this analysis was therefore "slightly conservative." Since the area designated for commercial and office development (prime revenue-producing uses) has been significantly reduced from the plan evaluated by RHA, any fiscal impacts and/or surplus generated by the project could be substantially lower than projected.

RHA Study Assumptions

The study by RHA analyzed the impacts of two development scenarios:

Cumulative Development (infill plus projects) Scenario. This scenario assumes that infill areas (vacant land within current City limits) will have been developed by 2005, together with the Brookside site and five other north Stockton project sites exempted from the provisions of Ordinance 3142 (1978), which was approved by voters in November 1986 (Figure A-5). Projected land uses under this scenario are consistent with land uses originally planned by the Grupe Development Company and other project proponents. Land use projections prepared by City staff were applied to areas without a prospective development plan.

Ultimate Buildout Scenario. This scenario assumes that, in addition to all development projected under the infill-plus-projects scenario, remaining unincorporated areas within the City's sphere of influence area and north of the Calaveras River (Figure A-5) would be built out by 2005, according to land use projections developed by City staff. Estimates for these "remainder areas were based on aggregate urban

area growth projections by land use rather than project-specific site plans prepared by developers.

Project Description. The forecast of impacts is dependent on assumptions affecting the amount of development that would occur. For Brookside, it was assumed that 4,133 housing units would be built onsite and that 1,924 million gross sf commercial building space would be developed on approximately 190 acres (Bowman pers. comm.). The current project description anticipates construction of 3,539 housing units (14 percent less than projected in the RHA study) and commercial and office development on 56.6 acres (an area 70 percent smaller than that assumed in the RHA study).

Project and Cumulative Development Analyses

Costs were allocated to the Brookside project and other proposed projects by RHA, based on the proportion of future population and employment growth each of these projects was expected to generate. However, the Brookside summary indicates that prorated project-specific estimates may be less reliable than cumulative projections since "there are methodological problems in calculating revenues or allocating costs to small areas, which can make small area projections misleading."

The RHA report assumes that the Brookside project will yield a population of 3,670 by 1995 and 9,630 by 2005; 10.7 and 16.7 percent, respectively, of the cumulative population growth projected to occur in the north Stockton study area by those years. It also assumes that the project will result in onsite employment for 1,440 persons by 1995 and 6,810 by 2005; 16.7 and 28.1 percent, respectively, of the cumulative employment growth projected to occur in the study area by these years.

Level of Service

The RHA analysis is generally based on the assumption that the type and level of services provided for new development will be somewhat lower than those currently provided by the City, as measured by 1986-87 per capita expenditures. The City has determined that aggregate costs of municipal services must be reduced by approximately 5 percent to balance its budget. Therefore, RHA reduced pro rata service cost estimates by 5 percent for existing and future development.

Cost and Revenue Forecasts

The RHA report forecasts cost and revenue impacts in 1995 and 2005 in terms of constant 1987 dollars (January 1, 1987). These forecasts are based on 1986-87 fiscal data and January 1, 1987 population estimates provided by the City. Estimates of operating costs, capital facility costs, and general fund revenues generated by the project are summarized in Tables K-1, K-2, and K-3, respectively.

1995 Projections. The 1995 forecast is based on the assumption that the following occur by that year: buildout of infill areas within existing City limits; development of approximately 35 percent of the Brookside project;

Table K-1. Estimated Operating Cost Impacts, Brookside Project

Services	1995	2005
Police	\$391,600	\$1,254,900
Fire	98,500	123,800
Parks and recreation	67,900	159,600
Waste collection and streets	61,100	211,900
General government	159,200	431,100
Libraries	<u>55,000</u>	<u>144,600</u>
Total	\$833,300	\$2,325,900
Adjustment (-5 percent)	\$791,600	\$2,209,600

Source: Recht Hausrath & Associates (1987).

Table K-2. Estimated Capital Facility Costs Impacts,
Brookside Project

Services	Cost by 2005 ^a
Water system	\$1,400,000-1,900,000
Wastewater system	4,500,000-6,000,000
Solid waste disposal	N/A
Roadways and intersections	5,500,000-6,800,000
Police	1,000,000-1,142,000
Fire	74,000-239,000
Schools	27,000,000
Parks and recreation	2,026,700
General government	163,600
Libraries	1,040,000
TOTAL	\$42,704,300-46,411,300

^a Cost in 1984-87 constant dollars.

Source: Recht Hausrath & Associates (1987).

Table K-3. Estimated General Fund Revenues, Brookside Project

Revenue Source	1995	2005
Property tax	\$ 693,300	\$1,755,000
Utility user tax	176,000	617,900
Sales tax	377,700	914,200
Document transfer tax	29,900	3,300
Transient occupancy tax	14,200	128,400
Franchise tax	36,100	128,000
Business license tax	62,700	296,700
Nontax revenues	<u>237,500</u>	<u>623,200</u>
TOTAL	\$1,627,400	\$4,466,700

Source: Recht Hausrath & Associates (1987).

development of approximately 25 percent of the other five proposed projects; and buildout of approximately 10 percent of the remaining undeveloped portion of the study area. This scenario was included in the study "to provide information as to potential fiscal deficiencies during the development period, even if they are only temporary."

2005 Projections. The 2005 forecast (cumulative analysis) is based on the assumption that the Brookside project and the other five projects would be completed by that year. The RHA report summary emphasizes that the purpose of this fiscal analysis is to determine whether the projects in question would have a negative impact during development or after completion. Therefore, "the dates are not critical; if development occurs more quickly or more slowly than assumed here, the revenues and costs projected would still occur, but at an earlier or later date."

Project Impacts and Mitigation Measures

Introduction

The RHA report indicates that the Brookside project would have a positive fiscal impact on the municipal services operating budget in 1995 and 2005, with revenues gained by the City exceeding operating costs incurred in servicing the project at each stage of its development. However, these projections exclude more than \$42 million in project-related capital improvement costs, as shown in Table K-2.

The RHA report estimates that the Brookside project would generate a \$836,000 surplus in 1995, based on a projected revenue yield of \$1.63 million from all sources and operating costs totaling \$792,000. By 2005, the annual operating budget surplus would increase to nearly \$2.3 million with annual revenues of \$4.7 million and costs of \$2.2 million.

Revenues. The RHA report indicates that the project would be expected to contribute \$1.63 million (1986 dollars) annually to the City's general fund by 1995 and \$4.47 million annually by 2005. Revenue projections from specified tax and nontax sources are shown in Table K-3. Nontax revenues include City park development and street tree planting fees but do not include fees assessed by school districts or other jurisdictions.

Revenue projections for the Brookside project may have been overestimated for the following reasons. Sales tax revenues were assigned to expenditure sources (households and employment) within the project rather than businesses in areas offsite which would be expected to receive expenditures from these sources. Project revenue estimates may require adjustment since the RHA projections are based on commercial development of nearly three times as much acreage as is currently proposed for commercial uses.

Significance of Fiscal Impacts. The RHA report indicates that revenues generated by the project would be adequate to provide required services but does not specify how project-related capital improvements can or should be financed. Neither specific funding mechanisms nor long-term financial commitments have yet been made by the City to provide additional facilities and

services as needed. Based on the RHA report and these considerations, operating costs of providing public services are generally considered to be less than significant, and capital costs of these services are considered to be significant, as indicated below.

Responsibility for Implementing Mitigation Measures. Mitigation measures have been identified below for project impacts as necessary and appropriate. The applicant and the City would be jointly responsible for obtaining funding and making specified capital improvements as needed. The applicant would be expected to pay a prorated share of costs, as determined by the City. This determination may be based on conclusions and recommendations of the RHA report, as summarized below.

Impact: Increased Operating Costs

Estimated annual operating cost impacts of the project are shown in Table K-1. Operating costs for specified services are expected to total approximately \$833,000 in 1995 and \$2.3 million in 2005 at present service levels, or \$792,000 and \$2.2 million at 5 percent below those levels. These figures do not include costs of providing water and wastewater services, which are supported by user fees (enterprise funds) rather than City general funds. Operating costs for schools are also omitted, since these are funded largely by state and federal rather than local sources.

Police. The cost of providing police department services to the project is estimated to be \$391,000 in 1995 and \$1.25 million at buildout in 2005. This impact is considered to be less than significant.

Fire. Assuming that the project will be served by a new northwest Stockton fire station by 1995, the cost of providing fire department services to the project is estimated to be \$98,500 in 1995 and \$123,800 in 2005. This impact is considered to be less than significant.

Parks and Recreation. Increased operating costs for meeting increased demand for parks and recreation services resulting from the project are estimated to be \$67,900 in 1995 and \$159,600 in 2005. This impact is considered to be less than significant.

Waste Collection and Street Division. Increased operating costs for providing waste collection, landfill maintenance, street maintenance, and street cleaning services required by the project are estimated to be \$61,100 in 1995 and \$211,900 in 2005. This impact is considered to be less than significant.

General Government. Increased operating costs for meeting administrative and general city service demands resulting from the project are estimated to be \$159,200 in 1995 and \$431,100 in 2005. This impact is considered to be less than significant.

Libraries. Increased operating costs for meeting library service demands resulting from the project are estimated to be \$38,900 in 1995 and \$105,100 in 2005. This impact is considered to be less than significant.

Mitigation Measures. Assuming that revenues generated by the project exceed actual operating costs for required services, as projected in the RHA report, no mitigation measures would be required.

Impact: Increased Capital Facility Costs

Capital facility cost impacts of the project, estimated to total approximately \$42-46 million in 2005, are shown in Table K-2.

Water Supply, Storage, and Distribution. The North Stockton Master Water Plan Update (Leedshill-Herkenhoff 1985) recommended a multi-phase capital improvement program that identified improvements costing a total of \$23,68 million (1984 dollars) over a planning period of more than 35 years. The share of these capital costs allocated to the Brookside project for water system capital improvements, based on the project's proportion of future residential growth in terms of projected dwelling unit equivalents (DUE), was estimated at \$1.1-1.9 million.

This impact is considered to be significant but could be mitigated to a less-than-significant level by providing funding from the City's CIP for construction of improvements recommended in the North Stockton Master Water Plan Update, and requiring the applicant and successors in interest to finance a pro rata share of necessary capital improvement costs as recommended in the RHA report.

Wastewater Collection and Treatment. The Wastewater Master Plan (Nolte and Associates 1987) recommended a multi-phase capital improvement program for remedying existing system deficiencies, developing two new collection systems (9 and 10) to serve future growth in north Stockton and expanding the City's waste treatment plant. Using alternative cost allocation methods, RHA concluded that the share of collection and treatment system capital costs that should be allocated to the Brookside project would be \$4.5-6.0 million.

This impact is considered to be significant but could be mitigated to a less-than-significant level by providing funding from the CIP for construction of improvements recommended in the Wastewater Master Plan, and requiring the applicant and successors in interest to finance a pro rata share of necessary capital improvement costs as recommended in the RHA report.

Solid Waste Disposal. A new landfill site will be needed within 7 years to serve the project and other areas; however, capital costs for new landfill development were not allocated to the project or other new development in the RHA report since user fees collected through regular payments for garbage service are expected to provide sufficient funding for this purpose. This impact is considered to be less than significant.

Roadways and Intersections. The North Stockton Traffic Study (OMNI-MEANS, Ltd. 1987) recommended a multi-phase capital improvement program to address existing deficiencies and to accommodate future growth in north Stockton. A summary of this study as amended (1988) and applied

to the Brookside site vicinity, based on an updated project description, is summarized and discussed in Section F.

RHA estimated the total cost of these improvements in 1987 dollars at \$71.8 million. Using alternative cost allocation methods, RHA concluded that the share of these capital costs that should be allocated to the Brookside project would be \$5.5-6.8 million. This impact is considered to be significant but could be mitigated to a less-than-significant level by providing funding from the CIP for construction of improvements recommended in the North Stockton Traffic Study as amended (1988), and requiring the applicants and successors in interest to finance a pro rata share of necessary capital improvement costs as recommended in the RHA report.

Police

Because it would require expanding police department staff, the project would contribute to the need for construction of a new, larger department headquarters building. The current facility is overcrowded. Assuming that a new facility is built by 2005 and the cost of this facility is \$9.1 million, the project's cost share is estimated to be \$1.1-1 million. The police department has planned facility improvements costing \$15.8 million, including remodeling of the existing building.

This impact is considered to be significant but could be mitigated to a less-than-significant level by providing funding from the CIP for construction of a new or expanded police department headquarters facility, and requiring the applicants and successors in interest to finance a pro rata share of necessary capital improvement costs as recommended in the RHA report.

Fire

Capital costs that would be incurred for a new fire station in northwest Stockton as a result of the project are estimated to be \$74,000-239,000. This impact is considered to be significant but could be mitigated to a less-than-significant level by providing funding from the CIP for construction of a new fire station in northwest Stockton, and requiring the applicants and successors in interest to finance a pro rata share of necessary capital improvement costs as recommended in the RHA report.

Schools

The project site is located within the Lincoln Unified School District. The RHA report estimated that the project would generate 1,458 K-8 students at buildout (2005), requiring construction of two new K-8 schools costing approximately \$9 million. It would also generate 752 high school (grades 9-12) and special education students, requiring construction of one new high school costing approximately \$18 million. Costs for construction of additional schools were not allocated to the Brookside project based on the assumption that sufficient funding would be provided from state sources and local school impact fee revenues.

This impact is considered to be significant. It could be mitigated to a less-than-significant level by assessing maximum allowable school impact fees as authorized by state law and by implementing additional mitigation measures described in Section J, as needed to adequately serve the project.

Parks and Recreation

The RHA report assumed that the project would require 19 acres of park space. Based on the RHA report, parkland fees should be almost doubled to completely cover the entire cost of the purchase of land and the construction of the park. The City can no longer rely on nonlocal sources (grants) for funding of park construction. Capital costs attributable to the Brookside project were estimated at \$2 million.

This impact is considered to be significant. It could be mitigated by requiring the applicants and successors in interest to pay a pro rata share of park development costs as determined by the City. However, since no formalized funding mechanism has been identified, this impact is considered significant and unresolved.

Libraries

The project site is located within the service area of the Stockton-San Joaquin Library Department. The RHA report estimated that the project cost share of new library facilities needed to serve future residents (based on proportion of total population) was estimated to be \$1,040,000. This impact is considered to be significant and unresolved but could eventually be mitigated by requiring the applicants and successors in interest to pay a pro rata share of library development costs as determined by the City.

General Government

The project share of the costs of constructing new offices for City employees was estimated to be \$164,000 in 2005. This impact is considered to be significant and unresolved until a formal funding mechanism is established requiring the applicants and successors in interest to pay a pro rata share of constructing offices, but the impact could be mitigated to a less-than-significant level by providing funding from the CIP for expansion of City office facilities as needed to adequately serve the project.

Mitigation Measures

Specified capital facility costs impacts of the project could be mitigated to a less-than-significant level by providing necessary funding for improvements from the CIP and by requiring the applicants and successors in interest to finance a pro rata share of the needed improvements.

Cumulative Impacts and Mitigation Measures

Introduction

The RHA report indicates that cumulative development in north Stockton would have a positive fiscal impact on the municipal services operating budget in 1995 and 2005, with revenues gained by the City (Table K-6) exceeding operating costs incurred in servicing projected development (Table K-4). However, these projections exclude more than \$42 million in project-related capital improvement costs, as shown in Table K-5.

The RHA report estimates that cumulative development within the study area would generate a \$2.9 million operating budget surplus in 1995, based on a projected revenue yield of \$10.2 million from all sources and operating costs of \$7.3 million. By 2005, the annual operating budget surplus would increase to \$6.7 million, based on revenues of \$19 million and costs of \$12.3 million.

Several reasons are cited in the RHA summary for the projected fiscal surplus. These include higher revenues generated from property taxes levied on newer development (due to above-average value and more recent, accurate valuation); above-average incomes, expenditures, and utility consumption levels of households residing in newly developed areas; and lower operating and maintenance costs for some services such as street repair in more newly developed areas.

Revenues

The RHA report indicates that cumulative future development in north Stockton would be expected to contribute approximately \$10 million (1986 dollars) annually to the City's general fund by 1995 and \$19 million annually by 2005. Revenue projections from specified tax and nontax sources are shown in Table K-6. Nontax revenues include City park development and street tree planting fees but do not include fees assessed by school districts or other jurisdictions. Revenue projections may have been overestimated since sales tax revenues were assigned only to expenditure sources (households and employers) within the study area rather than businesses in other offsite areas which would also be expected to receive expenditures from these sources.

Significance of Fiscal Impacts

The RHA report indicates that revenues generated by cumulative north Stockton development would be adequate to fund operating costs of required services but does not specify how project-related capital improvements can or should be financed. Neither specific funding mechanisms nor long-term financial commitments have yet been established by the City to provide additional facilities and services as needed. Based on the RHA report and these considerations, operating costs of providing public services are generally considered to be less than significant and capital costs of these services are considered to be significant, as indicated below.

Table K-4. Estimated Operating Cost Impacts, Cumulative Development

Services	1995	2005
Police	\$3,290,700	\$ 6,212,700
Fire	1,250,800	1,431,200
Parks and recreation	641,100	945,400
General government	1,469,700	2,432,400
Libraries	516,300	857,100
Waste collection and streets division	<u>540,300</u>	<u>1,127,100</u>
TOTAL	\$7,708,900	\$13,005,900
Adjustment (-5 percent)	\$7,323,500	\$12,355,600

Source: Recht Hausrath & Associates (1987).

Table K-5. Estimated Capital Facility Impacts,
Cumulative Development (2005)

Services	Cost by 2005 ^a
Water system	\$35,400,000 ^a
Wastewater system	106,370,000
Solid waste disposal	N/A
Roadways and intersections	34,000,000
Police	5,650,000
Fire	1,060,000-1,130,000
Parks and recreation	12,700,000
General government	870,000
Libraries	6,150,000
TOTAL	\$202,200,000-202,270,000

a. Cost in 1984-87 constant dollars.

b. Estimates based on the ultimate buildout scenario (beyond 2005). Comprehensive cost estimates were not provided for the cumulative development scenario.

Source: Recht Hausrath & Associates (1987).

Table K-6. Estimated General Fund Revenues, Cumulative Development

Revenue Source	1995	2005
Property tax	\$ 4,257,200	\$ 7,402,300
Utility user	1,354,700	2,774,100
Sales tax	2,123,600	3,895,000
Document transfer	80,700	13,500
Transient occupancy	92,900	303,000
Franchise	284,500	582,000
Business license	375,900	1,055,200
Nontax revenues	<u>1,646,900</u>	<u>3,007,800</u>
TOTAL	\$10,216,400	\$19,032,900

Source: Recht Hausrath & Associates (1987).

Responsibility for Implementing Mitigation Measures

Mitigation measures have been identified below for cumulative impacts as necessary and appropriate. Property owners and the City would be jointly responsible for generating funding and making specified capital improvements as needed. Property owners would be expected to pay prorated cost shares, as determined by the City. This determination may be based on conclusions and recommendations of the RHA report, as summarized below.

Impact: Increased Operating Costs

Estimated annual operating cost impacts of cumulative development are shown in Table K-4. Operating costs are expected to total approximately \$7.7 million in 1995 and \$13 million in 2005 at present service levels, or \$7.3 million and \$12.4 million at 5 percent below those levels. These figures do not include operating costs of providing water, wastewater, and solid waste disposal, since these services are supported by user fees (enterprise funds) rather than the City's general fund. Operating costs for schools are also omitted, since these costs are funded largely by state and federal rather than local sources.

Police

Cumulative operating costs of providing police services to future development in north Stockton are estimated to be \$3.3 million in 1995 and \$6.2 million in 2005. Since the RHA report indicates that new development would generate sufficient revenues to offset projected costs, this impact is considered to be less than significant.

Fire

Cumulative operating costs of providing fire and emergency medical services to future development in north Stockton are estimated to be \$1.3 million in 1995 and \$1.9 million in 2005. Since the RHA report indicates that new development would generate sufficient revenues to offset projected costs, this impact is considered to be less than significant.

Parks and Recreation

Cumulative operating costs of providing parks and recreation services for future development in north Stockton are estimated to be \$640,000 in 1995 and \$940,000 in 2005, with approximately half of these costs to be incurred in operating and maintaining new parks. Since the RHA report indicates that new development would generate sufficient revenues to offset projected costs, this impact is considered to be less than significant.

General Government

Cumulative operating costs of providing administrative and general City services for future development in north Stockton are estimated to be \$1.47 million in 1995 and \$2.4 million in 2005. Since the RHA report indicates that new development would generate sufficient revenues to offset projected costs, this impact is considered to be less than significant.

Mitigation Measures

Assuming that new development would generate sufficient revenues to offset projected costs, as indicated in the RHA report, no mitigation measures are required.

Impact: Increased Capital Facility Costs

Capital Facility Costs

Capital facility cost impacts of cumulative development, estimated to total approximately \$202 million in 2005, are shown in Table K-5.

Water Supply, Storage, and Distribution

The North Stockton Master Water Plan update (Leedshill-Herkenhoff 1985) recommended a multiphase water distribution system improvement program costing a total of \$23.7 million (1984 dollars) over a planning period of more than 35 years. Additional costs of \$4 million and \$7.7 million were projected, respectively, for construction of new wells, pumps, and reservoirs. The total cumulative capital improvement cost is approximately \$35.4 million. The RHA report allocates a \$5.9-6.5 million cost share to future development within the north Stockton study area for water system improvements. However, this allocation does not include distribution system costs since it is assumed (as provided by current City policy) that all future development will pay the costs of extending water system infrastructure as required to serve that development on a pro rata basis.

This impact is considered to be significant. It could be mitigated to a less-than-significant level by securing funding from property owners as required and including water system improvements in the CIP on a timely basis as recommended in the North Stockton Master Water Plan Update.

Wastewater Collection and Treatment

The Wastewater Master Plan as amended (Nolte and Associates 1987) recommended a multiphase capital improvement program for developing two new collection systems (9 and 10) to serve future growth in north Stockton. The RHA report concluded that these improvements would cost a total of \$57.37 million and that an additional \$17.2 million would be needed to remedy existing collection system deficiencies. The costs of expanding the waste treatment plant to accommodate future growth and remedying current plant deficiencies were estimated at \$49 million and \$5.5 million, respectively. The total cumulative capital improvement cost is approximately \$106.4 million.

This impact is considered to be significant. It could be mitigated to a less-than-significant level by including funding in the CIP for construction of improvements recommended in the Wastewater Master Plan.

Solid Waste Collection

A new landfill site will be needed within 7 years to serve future growth in north Stockton; however, capital costs for new landfill development were

not allocated to the project or other new development in the RHA report since user fees collected through regular payments for garbage service are expected to provide sufficient funding for this purpose. This impact is considered to be less than significant.

Roadways and Intersections

The North Stockton Traffic Study as amended (NSTS) (OMNI-MEANS, Ltd. 1988) recommends a multiphase capital improvement program to address existing deficiencies and to accommodate future growth in north Stockton. This study is summarized and discussed in Section F.

RHA estimated the total cost of these improvements (under the Ultimate Buildout scenario) at \$71.8 million. This figure included \$6.8 million for remedying existing deficiencies and \$34 million for improvements needed to serve growth in north Stockton under cumulative development (2005 buildout) conditions. This impact is considered to be significant but could be mitigated to a less-than-significant level by including funding in the CIP for construction of improvements recommended in the NSTS.

Police

Cumulative development within the study area would contribute to the need for construction of a new, larger department headquarters building. The current facility is overcrowded. Assuming that a new facility is built by 2005 and the cost of this facility is \$9.1 million, the cost share allocated to cumulative development projected in north Stockton is estimated to be \$5.7 million. The SPD has planned facility improvements costing \$13.4 million, including remodeling of the existing building.

This impact is considered to be significant but could be mitigated to a less-than-significant level by providing funding from the CIP for improvements on a timely basis as needed.

Fire

Project and infill growth is expected to require construction of two new fire stations, including one in northwest Stockton that would be needed to serve the project. The total cost of land acquisition, construction, and equipment purchases for two new stations in north Stockton by 2005 is estimated to be \$1.06-1.13 million. This impact is considered to be significant but could be mitigated to a less-than-significant level by providing funding from the CIP for improvements on a timely basis as needed.

Schools

The cumulative buildout area is served by three school districts (Stockton Unified, Lodi Unified, and Lincoln Unified). The RHA report estimates that future development would require construction of 16-21 new schools by 2005, costing \$117-141 million in 1987 dollars. This impact is considered to be significant but could be mitigated to a less-than-significant level if the school districts affected would obtain financing and construct facilities on a timely basis, as indicated in Section J, "Schools."

Parks and Recreation

Costs for expansion of parks and recreation facilities (including tree planting) to serve growth projected by 2005 are estimated in the RHA report to be \$25 million. This impact is considered to be significant but could be mitigated to a less-than-significant level by providing funding from the CIP for improvements on a timely basis as needed.

Libraries

Costs for expansion of library facilities to serve growth projected by 2005 are estimated in the RHA report to be \$6.15 million. This impact is considered to be significant but could be mitigated to a less-than-significant level by providing funding from the CIP for improvements on a timely basis as needed.

General Government

Costs for expansion of City office facilities to serve growth projected by 2005 are estimated in the RHA report to be \$6.15 million. This impact is considered to be significant but could be mitigated to a less-than-significant level by providing funding from the CIP for improvements on a timely basis as needed.

Mitigation Measures

Specified cumulative capital facility cost impacts could be mitigated to a less-than-significant level by providing necessary funding for improvements to the CIP and by implementing other measures, as indicated above.